PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 10/20/14 07:40 3 pgs
Fees:18.00 Taxes:1165.13
20141020-0096157

W & I Ref: (DM) Title No.: 56899
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Christopher H. Johnson Macy Hughart 817 45th Avenue North Nashville, TN 37209	Farmington Mortgage, a division of CapStar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 091120M00100CO

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of **$314,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Gianikas Contractors, Inc.**, a Tennessee corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christopher H. Johnson, an unmarried man and Macy Hughart, an unmarried woman, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit 1, 45TH & ILLINOIS TOWNHOMES, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20131023-0110478, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed by Warranty Deed from Jannie Lois Reeves, as surviving tenant by the entireties to Gianikas Contractors, Inc. as recorded on the 12th day of April, 2013 in Instrument No. 20130412-0036591, as corrected by Affidavit of Scrivener's Error as recorded on the 17th day of April, 2013 in Instrument No. 20130417-0038368 and a portion of Quitclaim Deed from Christy W. Ivey, Trustee to Gianikas Contractors, Inc. as recorded on the 26th day of September, 2013 in Instrument No. 20130926-0101330, as corrected by Affidavit of Scrivener's Error as recorded on the 2nd day of October, 2013 in Instrument No. 20131002-0103545, in the Register's Office of Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on the Plan, of record with Owner's Certificate, as established by declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20131023-0110478, said Register's Office.

This is improved property, known as 817 45th Avenue North, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 17th day of October, 2014.

Gianikas Contractors, Inc.

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared, **John Gianikas** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President** (or other officer authorized to execute this instrument) of **Gianikas Contractors, Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Davidson County Tennessee this the 17th day of October, 2014.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $314,900.00.

Affiant

Sworn and subscribed before me this 17th day of October, 2014.

Notary

My Commission Expires: 11-6-17

BRENDA ZITZMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017